

WATER FEATURE STREAM WITH ART FISH LOCATED IN STREAM



NATURAL LOG BENCH



BIRD FEEDING STATION



DOG WATERING STATION



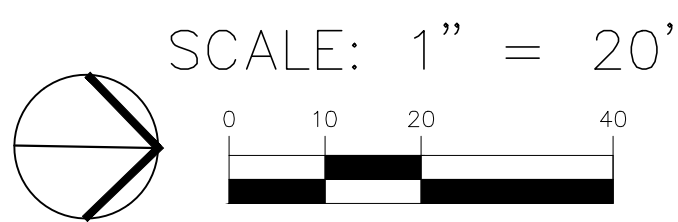
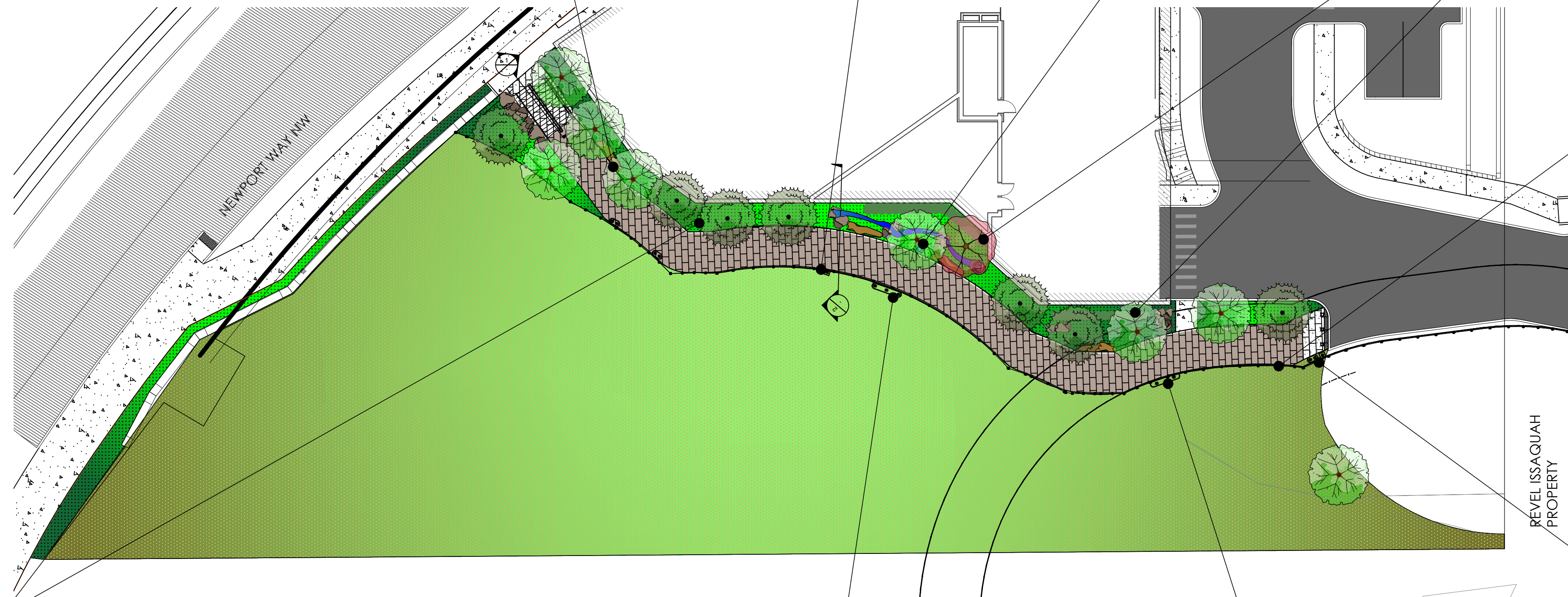
GREEN SCREEN ART WALL



SPLIT RAIL FENCE



DOG AND WETLAND SIGNAGE



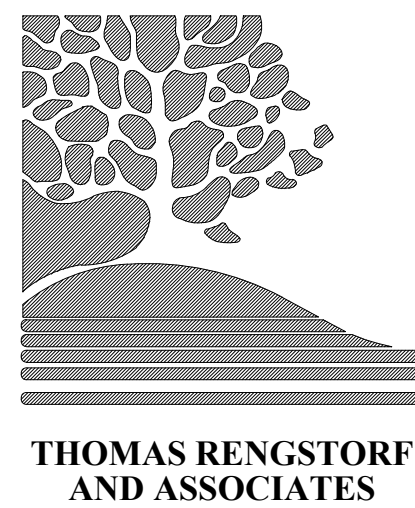
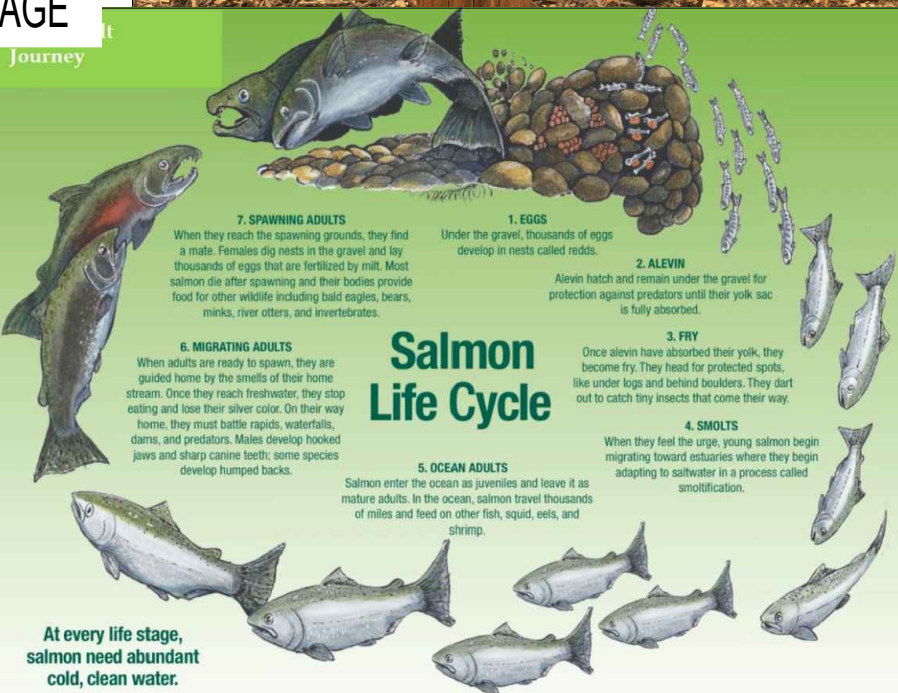
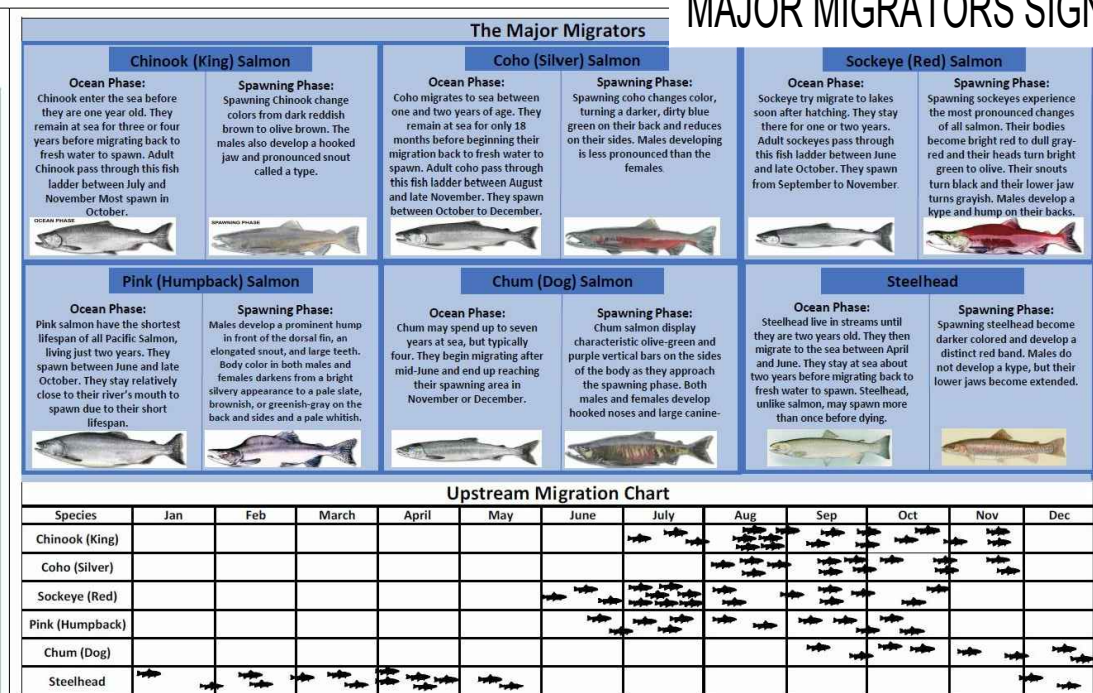
SCALE: 1" = 20'

REVEL ISSAQUAH PROPERTY

A DIFFICULT JOURNEY AND MAJOR MIGRATORS SIGNAGE

ENVIRONMENTAL AND INTERPRETIVE SIGNAGE

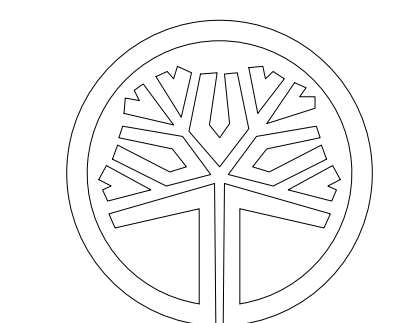
"This stream, and many others in the Lake Washington/Cedar River Watershed, of which Lake Sammamish is a part, is essential to supporting and sustaining salmon populations that are important to, and are shared by, all peoples of the Pacific Northwest."



THOMAS RENGSTORF AND ASSOCIATES

LANDSCAPE ARCHITECTURE
SITE PLANNING
URBAN DESIGN

SUITE 400, 811 FIRST AVE., SEATTLE, WA 98104
PHONE: (206) 682-7562



STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
Thomas V. Rengstorf
THOMAS V. RENGSTORF
CERTIFICATE NO. 298

PROJECT TITLE
**MILANO
ISSAQUAH
APARTMENTS**

2300 Newport Way, Issaquah
WA 98027 ISSAQUAH, WA

SHEET TITLE
**THROUGH BLOCK
COMMUNITY SPACE
CALLOUT PLAN**

No.	DATE	REVISION	BY
1	4/4/2022	PERMIT REVISION	BTS
2			
3			
4			
5			
6			
7			
8			
9			
10			

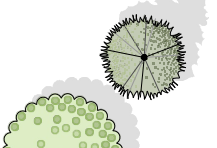


DATE	JUNE 7, 2021
DESIGNED	TVR
DRAWN	BTS
CHECKED	TVR
SCALE	AS SHOWN
TRA No.	2109
CAD FILE	

PROJECT Milano Issaquah Apartments

SHEET No.

L1.02

TREES

TREES	QTY	BOTANICAL NAME	COMMON NAME
	18	CHAMAECYPARIS OBUSA 'GRACILIS'	SLENDER HINOKI CYPRESS
	6	CORNUS X 'EDDIE'S WHITE WONDER'	EDDIE'S WHITE WONDER DOGWOOD
	10	PRUNUS AMANOGAWA	CHERRY

TREE DENSITY CALCULATION

TREE DENSITY REQUIRED: 129" (SEE CALCULATION ON CRITICAL AREA MITIGATION PLAN, BY OTHERS)

PROVIDED NUMBER OF REPLACEMENT TREES WITHIN THROUGH BLOCK PASSAGE: 13 (SEE THROUGH BLOCK PASSAGE DESIGN, BY OTHERS)

PROVIDED NUMBER OF REPLACEMENT TREES ON-SITE, OUTSIDE THE THROUGH BLOCK PASSAGE: 34

PROVIDED TREE DENSITY: 141" (47 TREES @ 3" CALIPER)

PLANTING NOTES:

1. MAINTAIN 3FT CLEAR LEVEL AREA ON ALL SIDES OF AT OR ABOVE-GROUND WATER SYSTEM APPURTENANCES.
2. NO TREES WITHIN 5 FEET OF CATCH BASINS AND SEWER MANHOLES.
3. NO TREES WITHIN 5FT OF WATER METERS AND HYDRANTS.
4. NO TREES WITHIN 10FT OF WATER MAINS, STORMWATER LINES AND SEWER MAINS.

TYPICAL LANDSCAPE SCHEMES

R.O.W. & BUILDING FRONTAGE LANDSCAPE

COLORFUL COMBINATION OF EVERGREEN AND DECIDUOUS SHRUBS, ORNAMENTAL GRASSES AND GROUND COVERS

TYPICAL SPECIES:

ILEX CRENATA 'HELLERII' / HELLER JAPANESE HOLLY
VIBURNUM DAVIDI / DAVID'S VIBURNUM
NANDINA DOMESTICA 'GULF STREAM' / HEAVENLY BAMBOO
PIERIS JAPONICA 'CAVATINE' / DWARF LILY-OF-THE-VALLEY SHRUB
BERBERIS THUNBERGII 'CRIMSON PYGMY' / CRIMSON PYGMY BARBERRY
CORNUS STOLONIFERA 'KELSEY'S DWARF' / KELSEY'S DWARF DOGWOOD
HELIOTROPIS SEMPERVIRENS 'BLUE OATS' / BLUE OAT GRASS
ACORUS GRAMINEUS 'OGON' / GRASSY-LEAVED SWEET FLAG
ERICA CARNEA 'VIVILLI' / WINTER HEATH
LAVANDULA ANGUSTIFOLIA HIDCOTE BLUE / HIDCOTE BLUE ENGLISH LAVENDER



MITIGATION PLANTING BY OTHERS

PRIVATE LANDSCAPE

PERIMETER BUFFER LANDSCAPE

GENERATOR SCREENING

EVERGREEN LANDSCAPE SCREEN WITH A VARIETY OF MEDIUM SHRUBS

TYPICAL SPECIES:


MAHONIA AQUIFOLIUM / OREGON GRAPE
ARBUTUS UNEDO 'COMPACTA' / DWARF STRAWBERRY TREE
PRUNUS LAUROCARPUS 'OTTO LUYKEN' / LUYKEN'S LAUREL
THUJA OCCIDENTALIS 'EMERALD' / EMERALD ARBORVITAE



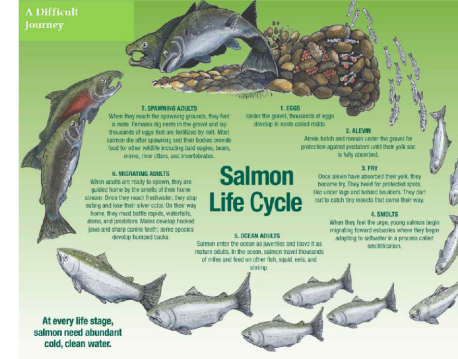
SIGN SCHEDULE

SEE TRA LANDSCAPE PLANS FOR DETAILS

A



B



C

Species	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Chinook (King) Salmon										
Coquille Salmon										
Steelhead										
Trout										



NOTES

LANDSCAPE ARCHITECTURE DESIGN STRATEGY:

1. DRAW NATURE (STREAM AND ITS BUFFER) INTO THE DEVELOPMENT, VIA THE STRATEGIC SELECTION AND PLACEMENT OF PLANTINGS AND MATERIALS.
2. PROVIDE CONTINUITY AND THOUGHTFUL TRANSITIONS FROM ADJACENT DEVELOPMENT.
3. COMPLIMENT THE STYLE AND RHYTHM OF THE ARCHITECTURE THROUGH THE USE OF SPECIFIC PLANTINGS, MATERIALS AND AMENITIES.
4. PROVIDE DESIGN UNITY THROUGH THE REPETITION OF PLANTINGS, MATERIALS, AMENITIES AND DESIGN STYLE.
5. PROMOTE SAFETY AS WELL AS BALANCING PRIVACY OF RESIDENTS THROUGH STRATEGIC PLACEMENT OF PLANTINGS, AMENITIES AND LIGHTING.
6. CREATE COMMON SPACES THAT ENCOURAGES A VARIETY OF SOCIAL GATHERING OPPORTUNITIES.
7. PROVIDE PRIVACY FOR WHILE SOFTENING, OR SCREENING, CERTAIN DEVELOPMENT BUILDINGS AND HARDCAPE ELEMENTS INCLUDING UTILITIES AND INFRASTRUCTURE.
8. PROMOTE VIEWS TO ADJACENT NATURAL ELEMENTS.
9. ADDITIONAL AMENITIES FOR RESIDENTS WILL BE DEVELOPED TO RESPOND TO THE ARCHITECTURE, CONTEXT AND VIEWS.

PLANTING DESIGN STRATEGY:

1. INCORPORATE APPLICABLE CENTRAL ISSAQUAH DESIGN STANDARDS, INCLUDING BUT NOT LIMITED TO THOSE FOUND IN CHAPTERS 10, 13 AND 16.
2. ENSURE APPROPRIATE PLANT MATERIAL SELECTION AND ("RIGHT PLANT, RIGHT PLACE") FOR ALL PROPOSED PLANTING AREAS INCLUDING STREETSAPES, TRANSITIONS, INTERIORS AND BUFFER AREAS.
3. INCORPORATE NATIVE PLANTS FROM THE STREAM BUFFER INTO PLANTING AREAS AT SOCIAL GATHERING AREAS.
4. UTILIZE NATIVE, ADAPTIVE AND DROUGHT TOLERANT PLANTS IN MORE FORMAL DESIGN WITHIN THE INTERIOR OF THE PROJECT.
5. USE A MIX OF EVERGREEN AND DECIDUOUS VINES, SHRUBS AND TREES TO SOFTEN EXPOSED WALLS.
6. AT RESIDENTIAL UNITS, ESTABLISH STRUCTURE, SCREENING AND SYMMETRY AS WELL AS SEASONAL INTEREST WITH A VARIETY OF EVERGREEN PLANTS WHILE MAINTAINING VIEWS AND SIGHT LINES.
7. UTILIZE DROUGHT TOLERANT AND ADAPTIVE SPECIES FOR ROOFTOP PLANTINGS.

IRRIGATION DESIGN STRATEGY:

1. ALL LANDSCAPE AREAS OUTSIDE WETLAND AND STREAM BUFFER SHALL BE IRRIGATED VIA A PERMANENT AUTOMATED SYSTEM.
2. WETLAND AND STREAM BUFFER AREA SHALL BE IRRIGATED VIA A TEMPORARY AUTOMATED SYSTEM FOR A MINIMUM OF TWO YEARS.
3. A SEPARATE DESIGNATED METER FOR R.O.W. IRRIGATION WILL BE PLACED ALONG THE BUILDING FRONTAGE.

REFERENCE IMAGES


STREET LIGHT



SIDEWALK CONNECTION



CRITICAL AREA FENCE



ENTRY SIGN DESIGN REFERENCE



NOTE: ALL IMAGES SHOWN FOR REFERENCE ONLY. FUTURE SPECIFIC PRODUCT, SIZE, COLOR AND STYLES T.B.D.



SCALE: 1" = 20'



ONLY SHEETS WITH AUTHORIZING SIGNATURES HAVE BEEN APPROVED FOR CONSTRUCTION

SWXX-XXXXX

DATE	DESIGNED	DRAWN	APPROVED	PROJECT MANAGER
JUNE 2021	WAIYON SU	WAIYON SU	JOSHUA P. BEARD	GLENN R. SPRAGUE, P.L.S.

PRELIMINARY LANDSCAPE PLAN

MILANO ISSAQUAH APARTMENTS

HOSSEIN KHORRAM

12224 NE 8TH ST
BELLEVUE, WA 98005

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING
DESIGN

CORE DESIGN

12100 NE 195th St, Suite 300 Bothell, Washington 98011 425-885-7877

DATE

6/24/21

8/31/22

9/09/22

REVISIONS

1 REVISIONS REF CITY COMMENTS

2 REVISIONS REF CITY COMMENTS

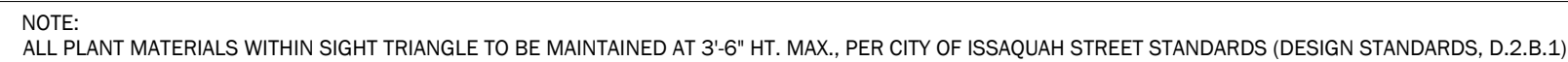
3 REVISIONS REF CITY COMMENTS

SHEET

L2.01

PROJECT NUMBER

19070



DWARF RED TWIG DOGWOOD

MOUNTAIN FIRE PIERIS

KINNIKINNICK

WHITER HEATH

HIDCOTE BLUE ENGLISH LAVENDER

